

GRADING CONSTRUCTION NOTES:

1. FILL MATERIAL USED TO ACHIEVE GRADE IN AREAS TO RECEIVE PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D698), AT A MOISTURE CONTENT FROM OPTIMUM MOISTURE CONTENT TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT. AREAS OUTSIDE OF THE PAVEMENT SHALL BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY.
2. THE TOPOGRAPHY SHOWN IS PREPARED FROM FIELD SURVEY DATA.
3. STRUCTURAL BACKFILL FOR UTILITY OR STORM DRAIN TRENCHES IS REQUIRED WHENEVER THE TRENCH IS WITHIN 5' OF PAVEMENT OR SIDEWALK.
4. THE CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE GRADING PLAN MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS AND STRUCTURES. THE PROPOSED CONTOUR LINES SHOWN ARE APPROXIMATE ONLY. THE DESIGN GRADE SPOT ELEVATIONS SHOULD BE USED FOR CONSTRUCTION OF THE SITE WORK.
5. REFER TO PAVEMENT PLAN FOR PAVEMENT CONSTRUCTION DETAILS AND NOTES.
6. THE CONTRACTOR SHALL SALVAGE ALL TOPSOIL AND REPLACE IT ON ALL DISTURBED AREAS. ALL PARKING LOT ISLANDS AND AREAS ADJACENT TO PARKING AND SIDEWALK AREAS SHALL RECEIVE 6" SANDY LOAM TOPSOIL PRIOR TO PLACEMENT OF GRASS SOD OR HYDROMULCH.
7. POSITIVE DRAINAGE AWAY FROM ALL SIDES OF THE PROPOSED BUILDING PAD SHALL BE PROVIDED. USE OF INTERCEPTOR DRAINAGE SWALES OR DRAINAGE PIPING SYSTEMS TO ROUTE STORMWATER AROUND AND NOT THROUGH THE BUILDING PAD AREA.
8. THE SUBGRADE BENEATH THE CONCRETE SIDEWALKS SHALL BE COMPACTED AND "PROOF-ROLLED". ANY WEAK OR SOFT AREAS IDENTIFIED BY THE "PROOF-ROLLING" SHALL BE REMOVED AND REPLACED.
9. HANDICAP RAMP SLOPES SHALL NOT EXCEED 1:12H.

TP - TOP OF PAVEMENT
TC - TOP OF CURB
TG - TOP OF GROUND
TW - TOP OF WALK
TR - TOP OF RAMP
FL - FLOWLINE

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY BOUNDARY
	BACK OF CURB
	FACE OF CURB
	PARKING STRIPE
	PROPOSED BUILDING
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED ELECTRICAL SERVICE
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK RAMP
	PROPOSED CONCRETE, GRAVEL, OR OTHER HARDSCAPE AREA
	PROPOSED STAIRS
	PROPOSED CONCRETE FLUME
	PROPOSED RETAINING WALL
	PROPOSED A/C UNIT
	PROPOSED TRANSFORMER PAD
	PROPOSED SIDEWALK TRENCH GRATE
	ADJACENT PROPERTY LINE
	EXISTING AERIAL ELECTRIC LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING OR ABANDONED WATER LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONCRETE SIDEWALK
	EXISTING GRAVEL PAVEMENT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING METER
	EXISTING POWER POLE
	5" PROPOSED PAVEMENT
	6" PROPOSED PAVEMENT

MARK	REVISION	BY	DATE

Schultz Engineering, LLC					
2730 Longmire, Suite A College Station, Texas 77845 979.764.3900					
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	JPS	DLD	JPS	13-242	JUNE 2013

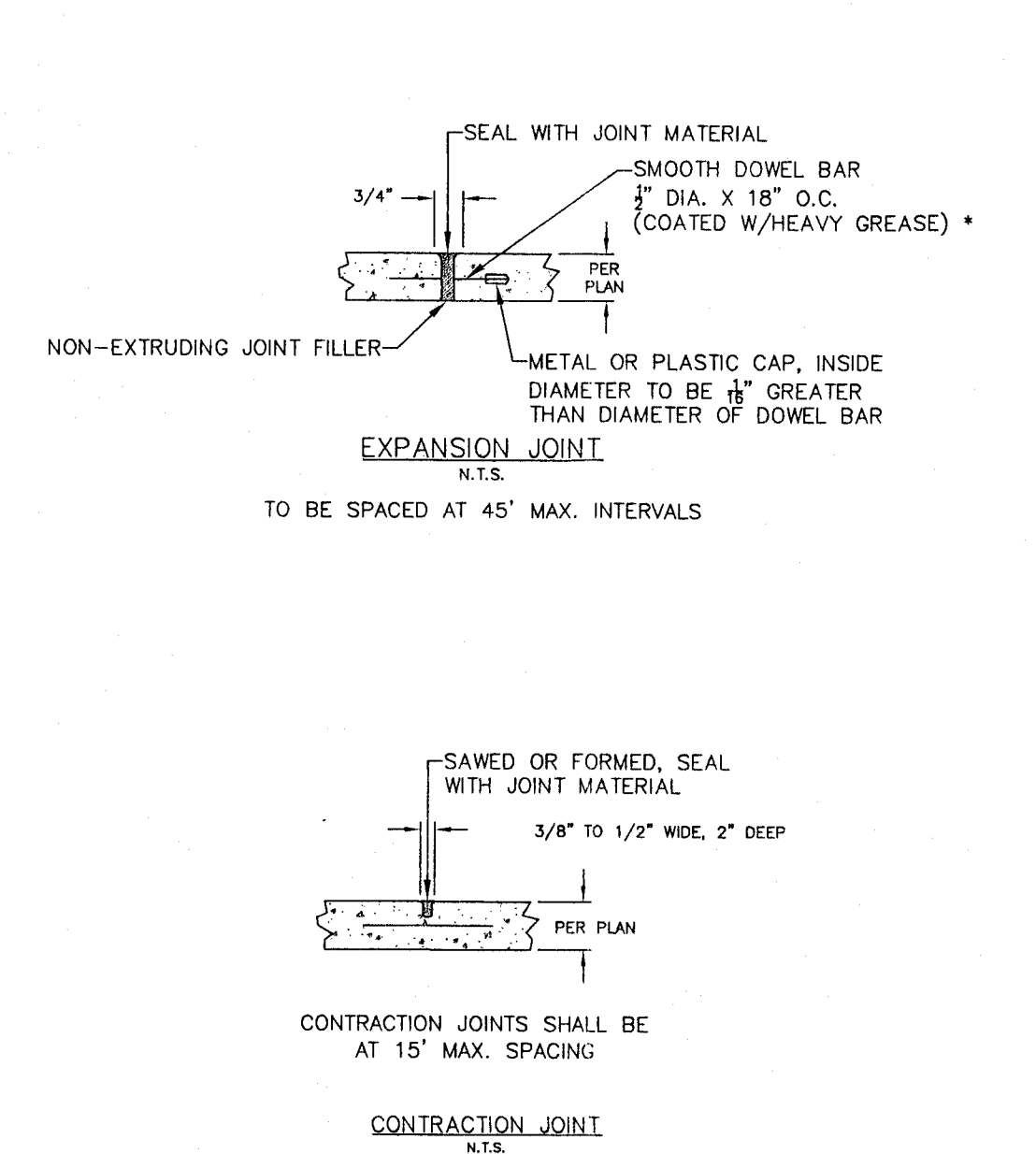
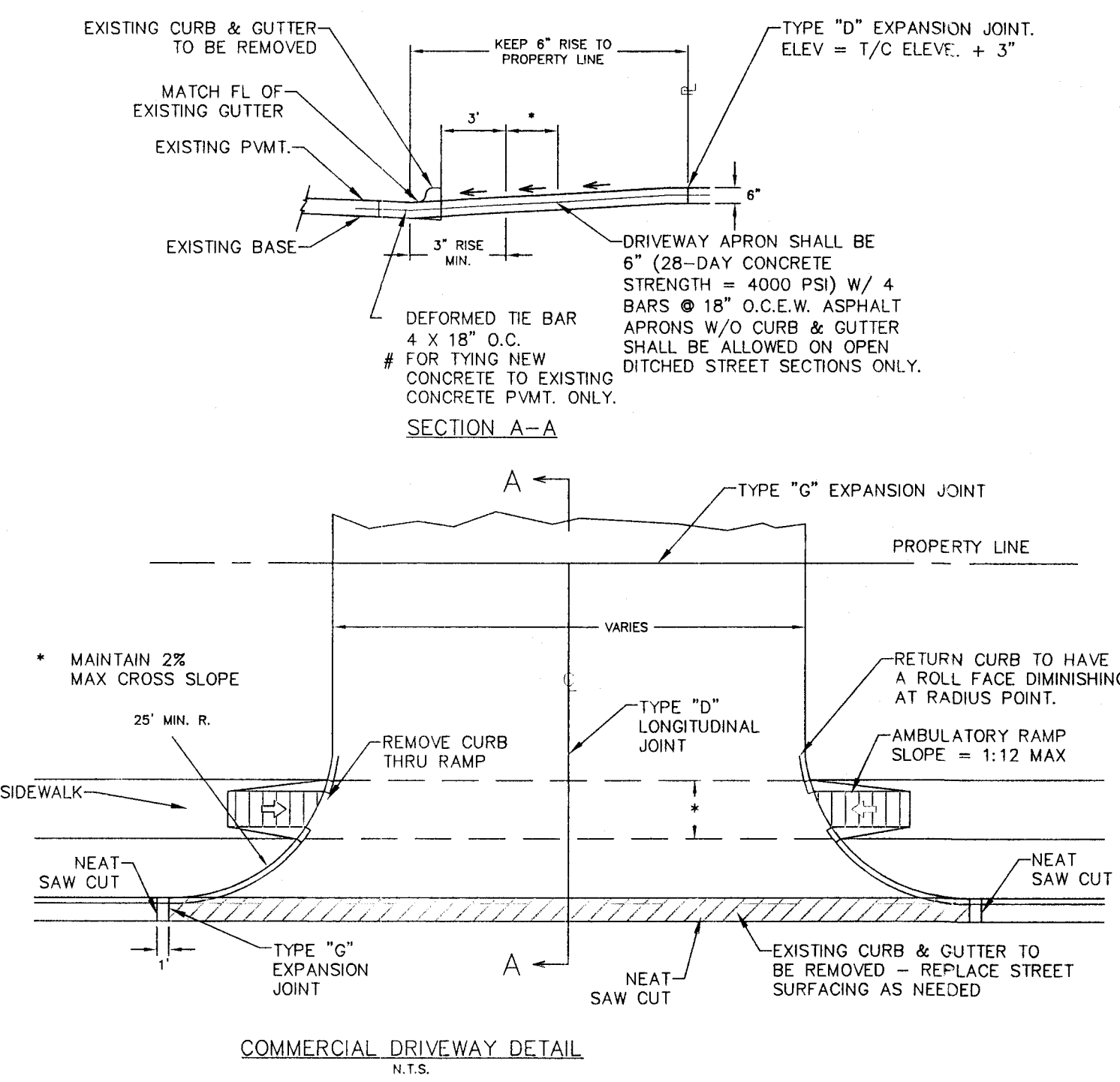
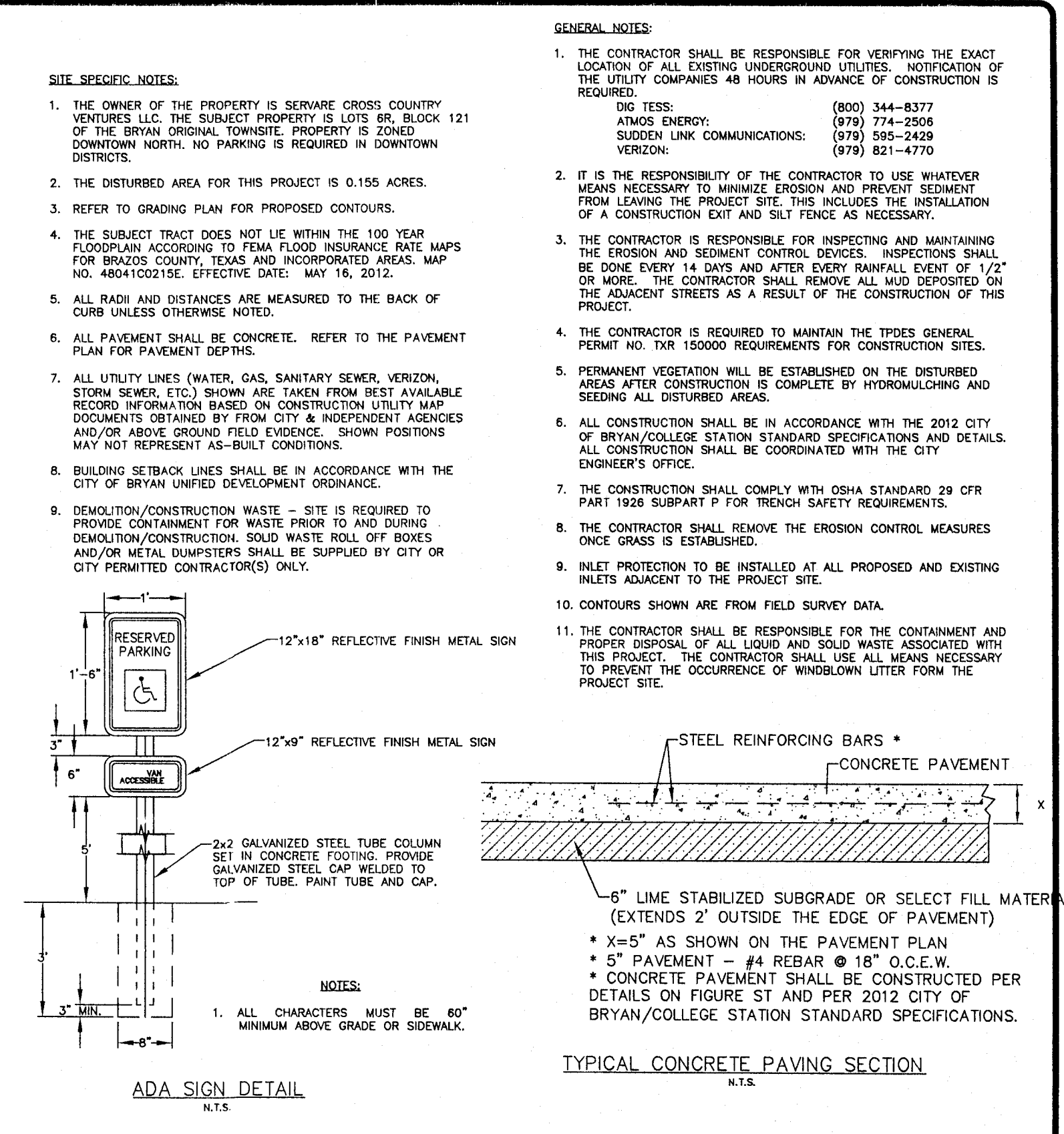
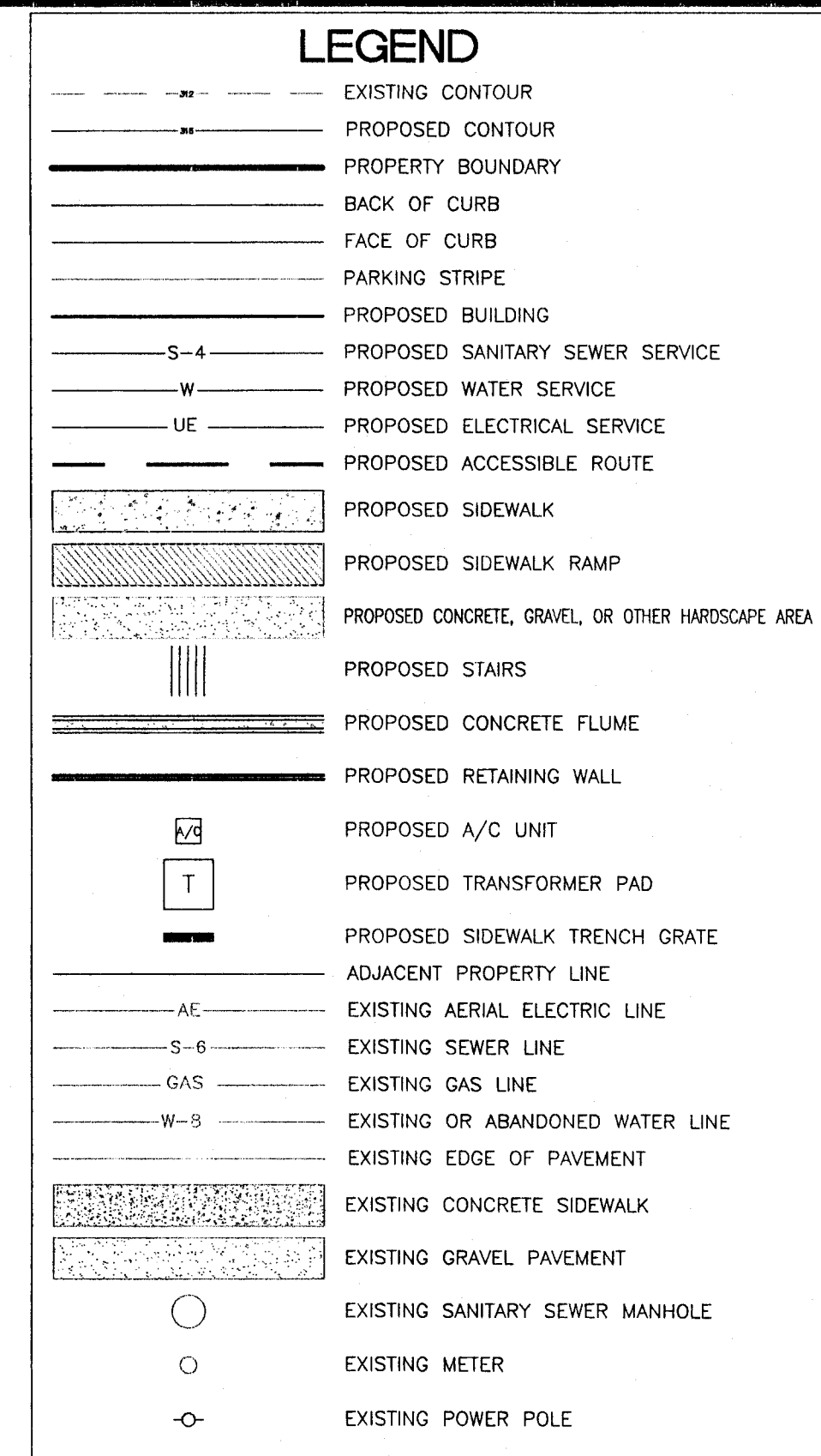
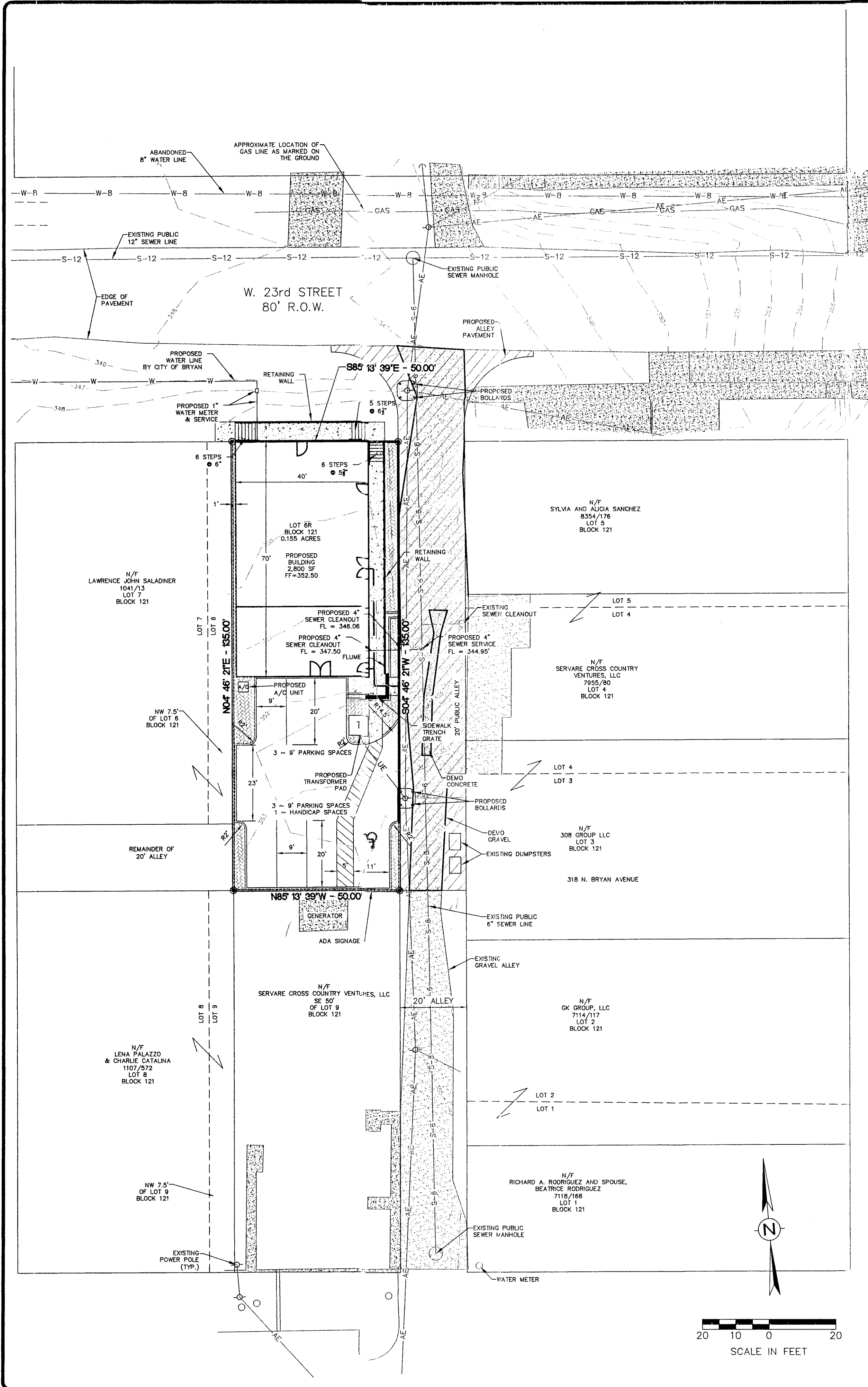
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SERVARE OFFICE II
210 W. 23RD STREET
BRYAN ORIGINAL TOWNSHIP
LOT 6R BLOCK 121 - BRYAN, TX

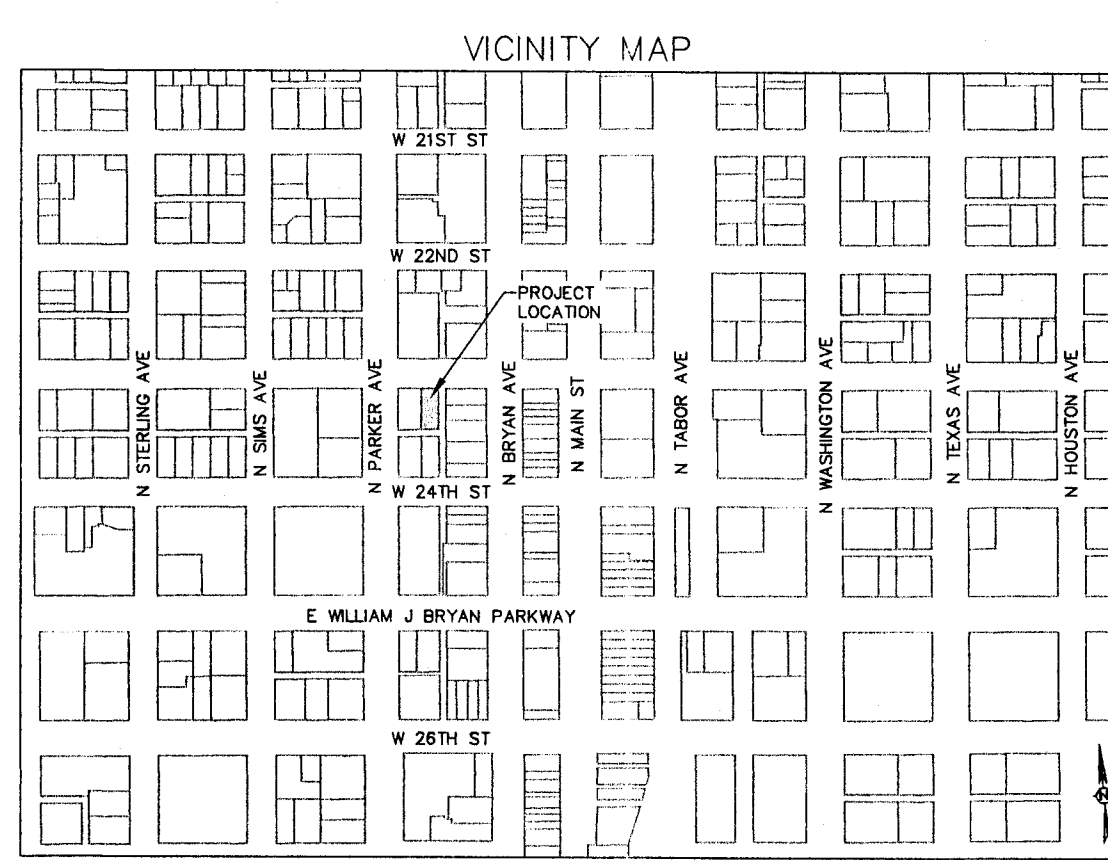
GRADING & PAVEMENT
PLAN

SCALE	
VERTICAL	N/A
HORIZONTAL	1" = 10'
PLOTTING SCALE:	1:1
FILE NAME:	13-242

SHEET
C2



PARKING ANALYSIS		UTILITY DEMAND	
REQUIRED PARKING:		WATER DEMAND PER BUILDING	
NO PARKING REQUIRED IN DOWNTOWN DISTRICTS		MINIMUM	0 GPM
9' WIDTH, 20' LENGTH TYP.		AVERAGE	7 GPM
PROPOSED PARKING:		MAXIMUM (PEAK)	75 GPM
1 SPACE HANDICAP PARKING		1" DOMESTIC WATER METER	
7 SPACES TOTAL		SANITARY SEWER DEMAND	
		AVERAGE	5 GPM
		MAXIMUM (PEAK)	20 GPM
		4" SANITARY SEWER LINE	
		1.04% MIN. SLOPE	
		FIXTURE UNITS = 22	
		FIXTURE UNITS ALLOWED = 180	
		PIPE SLOPE OK	



SERVARE OFFICE II

LOT 6R, BLOCK 121
BRYAN ORIGINAL TOWNSITE
VOLUME _____, PAGE _____
0.155 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'
JUNE 2013
JUN 12 2013

OWNER/DEVELOPER:
SERVARE CROSS COUNTRY VENTURES, LLC
318 N. BRYAN AVE.
BRYAN, TX 77803
(979) 823-8525

ENGINEER:
SCHULTZ ENGINEERING, LLC
2730 Longmire Drive, Suite A College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, Texas 77803
(979) 268-3195

MARK	REVISION	BY	DATE

Schultz Engineering, LLC

2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900

TBPE No. 12327

SUI-VEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KJ:RR	JPS	DLD	JPS	13-242	JUNE 2013

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SERVARE OFFICE II
210 W. 23RD STREET
BRYAN ORIGINAL TOWNSHIP
LOT 6R BLOCK 121 - BRYAN, TX

SITE PLAN

SCALE

VERTICAL _____

HORIZONTAL _____

PLOTTING SCALE: 1:1

FILE NAME: 13-242

SHEET

C1